

Truth in Sale of Housing Disclosure Report

Address: 2353 JAMES AVE N Minneapolis, MN



Truth in Housing Repair Notification

City of Minneapolis - Truth in Sale of Housing
250 South 4th Street, Room 300
Minneapolis, MN 55415

Issued To:

7/1/2024

2353 James Ave N Land Trust
13570 Grove Drive, #224
Maple Grove, MN 55311

Owner does not have to complete repairs if the house is not sold.

Pursuant to Minneapolis Code of Ordinances, Sections 248.20 and 248.225, the owner may make the repairs. If the owner makes the repairs, a Certificate of Approval (needed for closing) will be issued after the repairs have been inspected and approved. The owner does not have to complete the repairs if the house does not sell. If the owner does not make the repairs, the buyer must sign an acknowledgement of responsibility form (provided by the City) and return it to the City. The buyer has 90 days from closing to complete the repairs. Your prompt cooperation in attending to the repair items is appreciated however, failure to comply by these deadlines may result in legal action.

REQUIRED REPAIRS

ID	Description	Area	Comment
11	Basement Electrical Outlets/Fixtures	Basement	Repair/Replace: - Wires terminated outside electric box. (remove or terminate in box) (near smoke detector)
12	Electrical service installation	Electric	Missing grounding clamp on house side of jumper at water meter.
51	Plumbing Fixtures	Bathroom(Bsmt)	Improper air gap on toilet ballcock.
51	Plumbing Fixtures	Bathroom(Bsmt)	Repair/Replace: - Water off at toilet - reinspection required.
87	Exterior Plumbing-Backflow Prevention	Exterior	Missing backflow preventers on exterior faucets (sillcocks).
97	Automatic Garage Door Opener	Garage	Repair/Replace: - Garage locked /reinspection required.
98	Electrical Outlets/Fixtures	Garage	Repair/Replace: - Garage locked - reinspection required.

SAFETY CHECKS

The systems listed below must be checked by a licensed contractor. The contractor must be licensed by the City of Minneapolis and/or the State of Minnesota in that specific trade to check the work. Return safety check forms to the address above or fax to (612) 673-2437. If "Evaluator Return" is indicated below, the evaluator may return to view the system that was not in operation at the time of the initial evaluation. The evaluator may find additional work is needed on the system.

If the system was repaired or replaced, only a licensed contractor (not the evaluator) can do the safety check. Permits may be needed.

NONE

PERMIT REQUIRED REPAIR

The permit must be pulled before scheduling. Call the inspector listed on the permit to set an appointment. You need to have the permit number to set the appointment. There will be a charge for the permit, which covers the inspection.

NONE